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4 Meyrick Cottages, St. Nicholas
Cardiff

£495,000

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St. Nicholas, Cardiff

Directions - From our Cowbridge office, travel east along the High Street and onto the A48 heading towards Cardiff. Proceed through the village of Bonvilston into the village of St Nicholas and take the second turning left (first turning is a narrow lane). Go past the school and Merrick Cottages is on your left-hand side and No.4 is the end cottage as indicated by our 'For Sale' board.

A pretty semi-detached, 3 bedroom, cottage-style home situated in the heart of St Nicholas, sat in a large garden plot with generous driveway parking and great links to the wider Vale and Cardiff.
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



A very pretty semi-detached, 3 bedroom, cottage-style home situated in the heart of St Nicholas, sat in a large garden plot with generous driveway parking and great links to the wider Vale and Cardiff.

Glazed door opening to pitched roof ENTRANCE PORCH enjoying church views with tiled floor and door to LIVING ROOM. A naturally bright room with large window to the front garden and glazed French doors to the conservatory, fitted carpet and an inset wood burner with brick detailing and timber mantel over. Straight spindle stairs rise to the first floor accommodation.

A DINING ROOM lies to the front of the property that takes in front garden and church views, with timber-style flooring, central ceiling and wall-mounted lighting with wide opening through to the KITCHEN/BREAKFAST AREA. A tiled floor runs throughout the space that benefits from underfloor heating. An impressive space with double-height vaulted ceiling and dual aspect with windows to the front, glazed stable door to the rear garden and Velux above. A run of wall and base-mounted cottage-style cabinetry with granite countertops over. Appliances to remain include a 'Bosch' double oven, induction hob, wine cooler, washing machine, and dishwasher.

A sizeable ORANGERY is accessible from the kitchen and living room and the tiled floor and underfloor heating continues, with the rear garden accessible via French double doors.

Completing the ground floor accommodation is a modern, tiled SHOWER ROOM with a luxurious feel. Comprising a low-level WC, hand basin sat on a glass-topped wooden frame, tiled rainfall shower enclosure with underfloor heating, extractor fan and useful understairs store cupboard.

A carpeted first floor LANDING with a rear window draws natural light well, with elevated garden views enjoyed. Two practical cupboards add further storage, with one housing the smart controlled Worcester combi boiler (installed 2023).

BEDROOM 1 is a good-size double that lies to the front of the property with fitted cupboard, laid carpet and pleasant church views enjoyed.

DOUBLE BEDROOM 2 also lies to the front of the property with fitted carpet, central light and built-in cupboard. There are lovely views to the front garden and church beyond.

BEDROOM 3 is a small double at the rear of the house with garden views, fitted carpet and central ceiling light.

The FAMILY BATHROOM is fully tiled with LED spotlights fitted, comprising a panelled bath, mains-fed shower over, pedestal basin, low-level WC and frosted window.

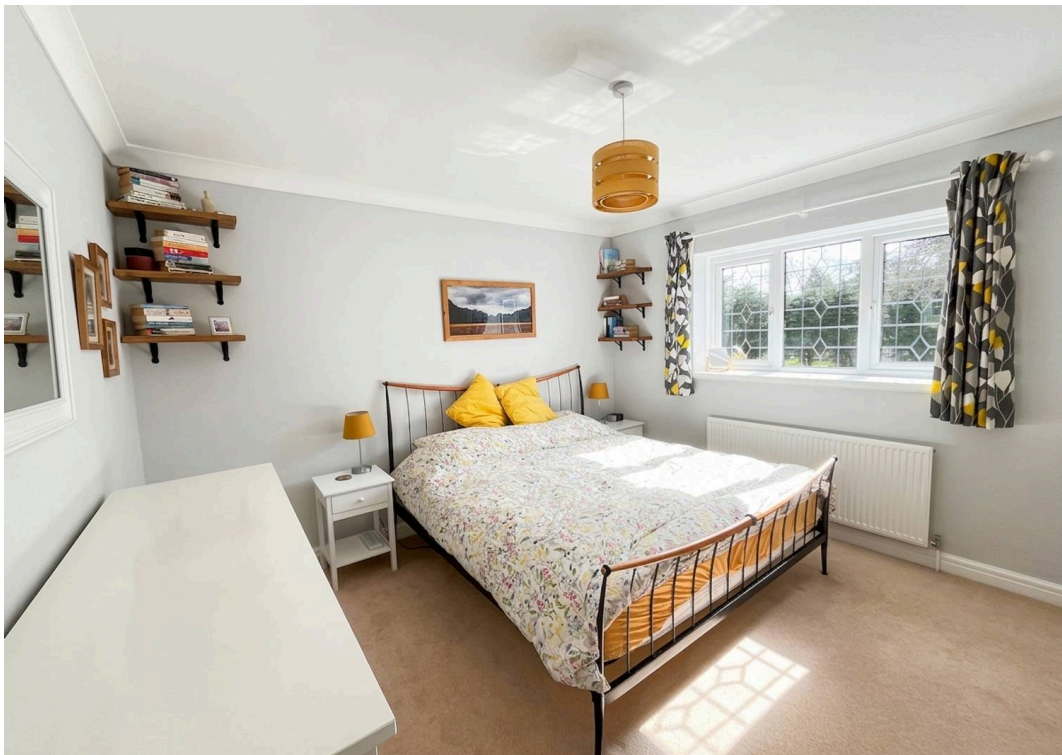
To the front, a natural stone wall encloses the pretty front garden well with direct church views and pavior driveway and garage to the side, providing parking for numerous vehicles and log store accessible.

To the rear, a fully enclosed private rear garden with paved entertainment terrace extends to a large grass lawn with established planted borders, numerous mature fruit trees, with a working kitchen garden including several raised beds with shed and greenhouse to the far back boundary. In addition a sizeable log store is located on the patio.

A detached garage benefits from power and lighting with side door, French doors to the rear and electric roller door to the driveway.

Catchment area for the highly sought after Cowbridge Comprehensive school St Nicholas primary school within walking distance 5 minutes drive to Culverhouse Cross retail park (including M&S, Tesco, TK Maxx, B&Q amongst many others) 5 minutes drive to the beautiful Dyffryn Gardens (National Trust) 10 minutes drive to the popular market town of Cowbridge 1 minute walk to the bus stop with regular buses to central Cardiff.





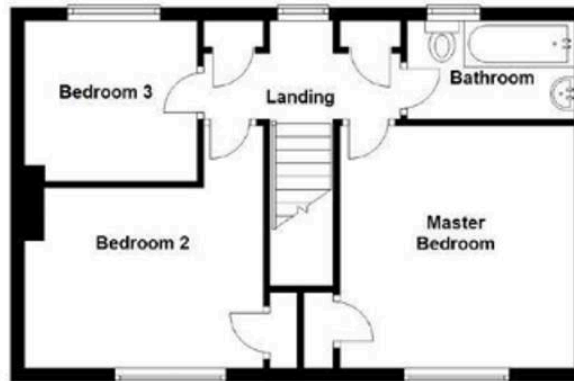
Ground Floor

Approx. 94.3 sq. metres (1014.9 sq. feet)



First Floor

Approx. 43.7 sq. metres (465.9 sq. feet)



Total area: approx. 137.9 sq. metres (1484.9 sq. feet)





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